

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FRAZER RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	IAMELLO LAWRENCE/ LIFE ESTATE			
Owner 2:	FLYNN THOMAS P/ LIFE ESTATE			
Owner 3:				
Street 1:	22 FRAZER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	IAMELLO LAWRENCE -		
Owner 2:	FLYNN THOMAS P -		
Street 1:	22 FRAZER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains 7,448 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 951 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7448		Sq. Ft.	Site		0	70.	0.86	11									450,408						450,400	
Total AC/HA:	0.17098			Total SF/SM:	7448		Parcel LUC:	101	One Family		Prime NB Desc:	ARLINGTON							Total:	450,408		Spl Credit			Total:	450,400	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7448.000	211,400		450,400	661,800		38836
							GIS Ref
							GIS Ref
Total Card	0.171	211,400		450,400	661,800	Entered Lot Size	
Total Parcel	0.171	211,400		450,400	661,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		695.90	/Parcel: 695.9	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,400	0	7,448.	450,400	661,800	661,800	Year End Roll	12/18/2019
2019	101	FV	192,200	0	7,448.	450,400	642,600	642,600	Year End Roll	1/3/2019
2018	101	FV	192,200	0	7,448.	302,400	494,600	494,600	Year End Roll	12/20/2017
2017	101	FV	192,200	0	7,448.	289,500	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	192,200	0	7,448.	263,800	456,000	456,000	Year End	1/4/2016
2015	101	FV	180,600	0	7,448.	212,300	392,900	392,900	Year End Roll	12/11/2014
2014	101	FV	180,600	0	7,448.	189,800	370,400	370,400	Year End Roll	12/16/2013
2013	101	FV	180,600	0	7,448.	180,200	360,800	360,800		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
2/12/2014	Info Fm Pmt	EMK	Ellen K
3/11/2009	Meas/Inspect	163	PATRIOT
3/2/2002	MLS	MM	Mary M
2/4/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	38836
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

